

# Industrial Style Urban Loft - Bedroom

FULL SERVICE DESIGN, SMALL SCOPE EXAMPLE

FINAL DESIGN FILE

FEBRUARY 18TH, 2023

Congratulations, the difficult part of design decisions is complete! This is your personalized design file, that translates your needs and desires into physical design features. Use this file as your step by step plan to execute the design concepts we worked together to create and make your dream home a reality

What you'll find in your Design File:

- Material board with vendor recommendations
- Final renderings showing recommended furniture, accessories and finishes
- Budget breakdown
- Specifications
- Leather & Mirrored Headboard Shop Drawing

# EXISTING CONDITIONS & REQUESTS



- Work with the existing industrial elements (brick walls, ceiling, concrete floors)
- Masculine style
- King-size bed with comfortable but unfussy pillows/duvet
- Unique headboard
- Area rug to prevent cold feet
- Separate reading area

# OVERALL BEDROOM DESIGN



- Varying shades of blue and rich red-brown present a strong and masculine vibe.
- Brick wash provides texture and color.
- Mixing patterns of similar colors but different proportions creates visual interest without overwhelming the space.
- Custom headboard combines leather and mirror
- Leather at king-size bed and reading chair creates consistency, echoing living room and office recommendations.

# MATERIAL BOARD



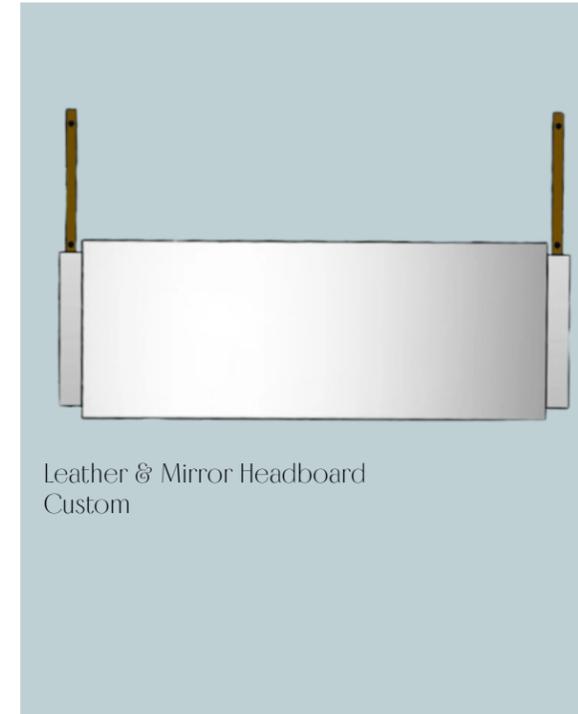
# PAINT, RUG & WALL RECOMMENDATIONS

- Painting the headboard wall a light, soft blue gives the eye a place to land while the custom mirrored headboard reflects the natural light.

- The use of multiple similar patterns (linear) creates depth without feeling busy.



Accent Wall Paint  
Benjamin Moore, Silvery Blue



Leather & Mirror Headboard  
Custom

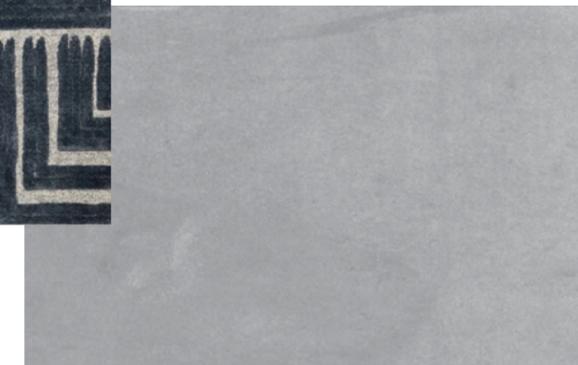
Whitewashed Brick



Drapery  
Ballard Designs, Bowen Panel in Indigo



Area Rug  
Alexander Home Vail, Blue & White



Existing Concrete Flooring

# BED RECOMMENDATIONS



Leather & Mirror Headboard  
Custom



Bed Frame  
Arhaus, Andes Leather Bed, Logan Canyon



Bedside Tables  
West Elm, Mitzi Open Nightstand



Duvet & Pillows  
Porch & Den Arlinridge Faded Black Comforter

- Rich red-brown leather ensures the bed commands attention while the upper leather and mirror headboard takes advantage of the vertical space.
- Washed cotton-linen blend comforter combines softness and style without needing additional accessories to create a sophisticated appearance.

# LIGHTING RECOMMENDATIONS



Ceiling Fan  
Minka Aire, Java Coal Ceiling Fan 54"

- Small but powerful ceiling fan with built-in lighting

- Ceiling-mounted pendant lights take the place of traditional bedside lamps or wall sconces and can be installed into the existing ceiling grid



Bedside Pendant Lights  
Homary, Modern Glass Globe 2 Light U-Shaped Pendant

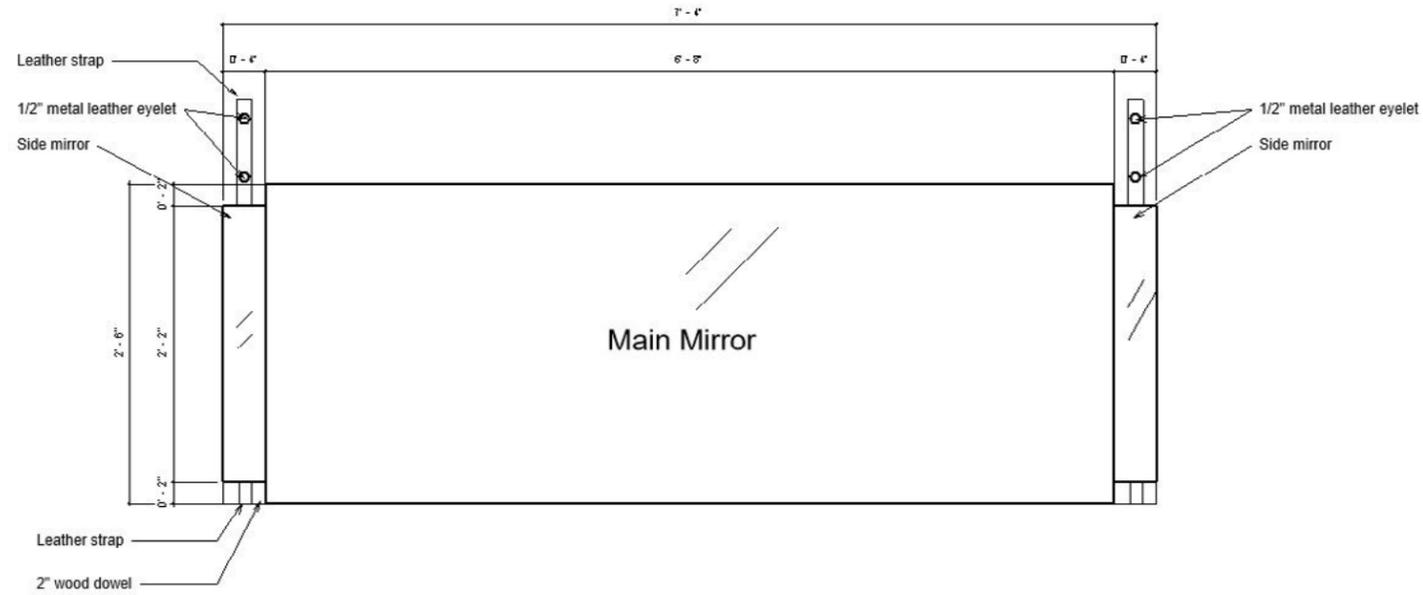


Reading Area Floor Lamp  
Mercana, Debdou Gold 61" Floor Lam

- Bold floor lamp at reading area

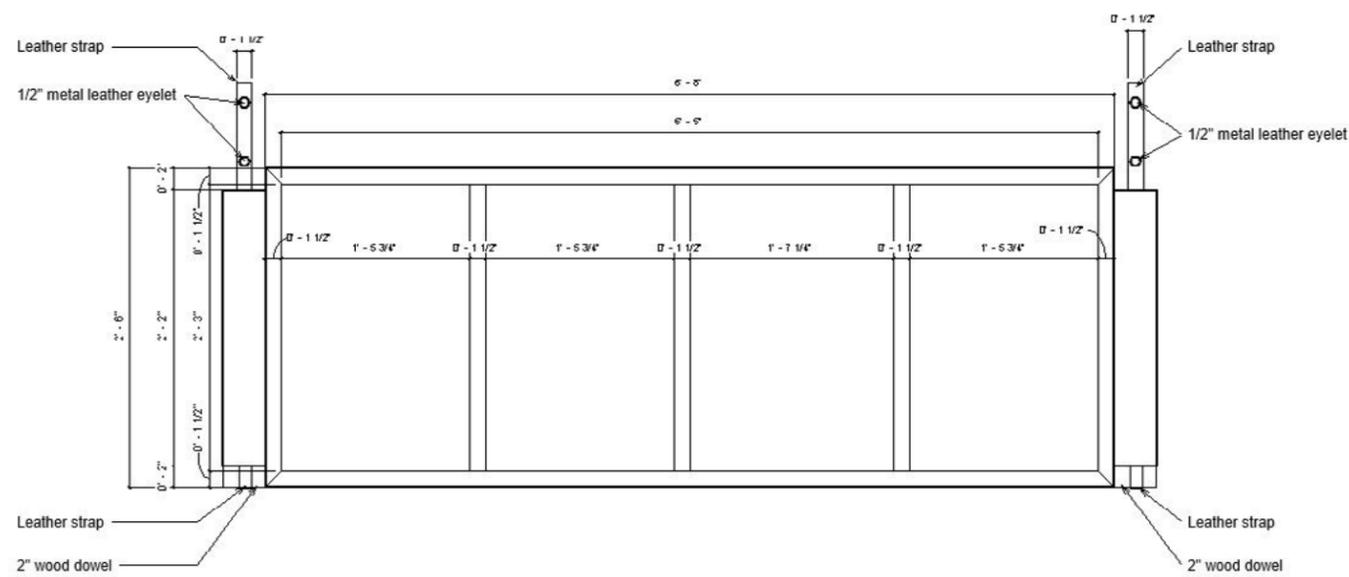
# CUSTOM LEATHER & MIRRORED HEADBOARD OVERVIEW

Front View



- Leather and mirror fabrication
- See shop drawings (located at the end of this Design File) for full details

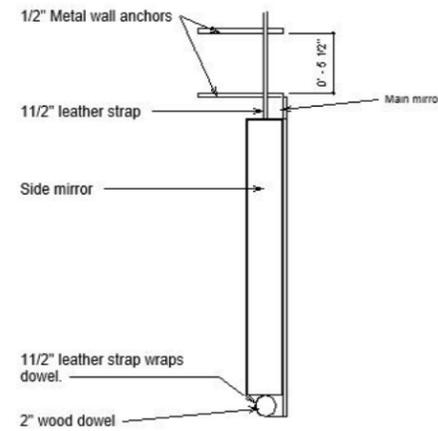
Back View



Mirror frame made with 2 x 2 wood pieces.

\*Recommend using hanging cleats along the back side of mirror to hang mirror on wall above bed.

Side View



1 1/2" W x 6'-0" L leather strap (between 2.0mm and 2.5mm thick) is sandwiched between two 1 1/2" x 4" wood side pieces. A 2" wooden dowel is inserted at the bottom of side piece between the leather loop. Side mirror pieces are attached to main mirror using wooden dowels, or dominos.

# BUDGET BREAKDOWN

- Includes all recommended furniture and accessories as well as brick treatment and estimated fabrication materials and labor for the custom headboard.

- Estimated tax is included, however shipping is not calculated - you are welcome to use the Excel file to add actual shipping costs to give you a more accurate overall cost.



## Project Info

Project Lead: Jaci Harbin
Date: 2/18/2023

## Budget Summary

Budget	Actual	Under(Over)
\$ 15,000	\$ 12,733	\$ 2,267

Tag	Tasks	Labor		Materials		Fixed Costs			Budget	Actual	Under(Over)
		Hrs	Rate	Units	\$/Unit	Add. Material	Shipping	Tax			
<b>Paint</b>									<b>\$ 1,000</b>	<b>\$ 916</b>	<b>\$ 84</b>
PT-01	Accent Wall Paint, Light Blue, Gallon	2	\$65.00	1	\$76.99			3.85	200.00	210.84	(10.84)
PT-02	Brick Paint, White, Gallon	2	\$65.00	2	\$75.00			7.50	300.00	287.50	12.50
PT-03	Brick Paint, Taupe, Gallon	2	\$65.00	1	\$75.00			3.75	250.00	208.75	41.25
PT-04	Brick Paint, Gray, Gallon	2	\$65.00	1	\$75.00			3.75	250.00	208.75	41.25
<b>Fabrication Materials (Estimated)</b>									<b>\$ 1,000</b>	<b>\$ 806</b>	<b>\$ 194</b>
CU-01	Leather	0	\$0.00	2	\$20.00			2.00	75.00	42.00	33.00
	Eyelet	0	\$0.00	4	\$5.00			1.00	30.00	21.00	9.00
	Wall Anchors	0	\$0.00	4	\$10.00			2.00	50.00	42.00	8.00
	Mirror (Sides)	0	\$0.00	2	\$30.00			3.00	100.00	63.00	37.00
	Mirror (Front)	0	\$0.00	1	\$100.00			5.00	105.00	105.00	-
	2" Wood Dowel (8')	0	\$0.00	1	\$15.00			0.75	30.00	15.75	14.25
	Wood 2x2x8	0	\$0.00	4	\$4.00			0.80	30.00	16.80	13.20
	Fabrication Cost	5	\$100.00	0	\$0.00			-	580.00	500.00	80.00
<b>Lighting</b>									<b>\$ 1,500</b>	<b>\$ 1,052</b>	<b>\$ 448</b>
LT-01	Ceiling Fan	0	\$0.00	1	\$394.95			19.75	500.00	414.70	85.30
LT-02	Bedside Light Pendant Fixture	0	\$0.00	2	\$179.00			17.90	500.00	375.90	124.10
LT-03	Floor Lamp	0	\$0.00	1	\$249.00			12.45	500.00	261.45	238.55
<b>Furniture &amp; Accessories</b>									<b>\$ 11,500</b>	<b>\$ 9,960</b>	<b>\$ 1,540</b>
HD-01	Drapery Rod	0	\$0.00	2	\$78.99			7.90	265.00	165.88	99.12
HD-02	Drapery Rings	0	\$0.00	2	\$12.99			1.30	30.00	27.28	2.72
A-01	Drapery Panel (sold by the single panel)	0	\$0.00	4	\$129.00			25.80	700.00	541.80	158.20
T-01	Nightstand	0	\$0.00	2	\$129.00			12.90	400.00	270.90	129.10
F-01	Bed Frame	0	\$0.00	1	\$4,100.00			205.00	4,500.00	4,305.00	195.00
F-02	King Mattress	0	\$0.00	1	\$1,799.99			90.00	2,500.00	1,889.99	610.01
A-02	Duvet + King Size Pillows	0	\$0.00	1	\$158.10			7.91	200.00	166.01	34.00
A-03	King Pillow Inserts (Decorative)	0	\$0.00	2	\$34.00			3.40	100.00	71.40	28.60
A-04	Accent Pillow, Gray Leather	0	\$0.00	1	\$61.99			3.10	65.00	65.09	(0.09)
A-05	20x20 Pillow Insert	0	\$0.00	1	\$10.29			0.51	50.00	10.80	39.20
A-06	Sheet + Pillow Set	0	\$0.00	1	\$169.00			8.45	180.00	177.45	2.55
A-07	King Pillow Inserts (Sleeping)	0	\$0.00	1	\$219.99			11.00	250.00	230.99	19.01
R-01	Area Rug	0	\$0.00	1	\$713.00			35.65	810.00	748.65	61.35
CH-01	Leather Chair	0	\$0.00	1	\$997.00			49.85	1,200.00	1,046.85	153.15
T-02	Reading Area Table	0	\$0.00	1	\$230.00			11.50	250.00	241.50	8.50



# CONGRATULATIONS!

- The hard part is done! You see the big picture and the potential your home has, you've made the decisions and now you have an executable file that shows you exactly what to order and fabricate. The timeline is your own - order and create as fast or as slow as you like.
- Specifications are listed in the next portion of the file - there are clickable links and QR codes to make things as simple as possible for you. As of February 18th 2023, all items are in stock. Prices listed on specs and budget are non-sale so items may be less expensive - a pleasant surprise.
- We're here if you need us! If you run into trouble ordering or have a question while fabricating please reach out to us. If an item is out of stock within two months of issuing this design file we'll help you reselect an alternative free of charge. We're here to help make sure everything comes together as smoothly as possible.
- Let us know when everything is complete - we would love to come and help style and take photographs so we can show off your new space on our social media and website.

*Thank you!*



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## CLIENT QUICK-REFERENCE CHECKLIST

\*Refer to full specifications for ordering purposes.

### Industrial Style Loft Bedroom, Sample Small Scope Design File

Date Ordered	Expected Delivery		Tag	A-01	QR	
			Name & Link	<a href="#">Ballard Designs Bowen Drapery Panel</a>		
Date Ordered	Expected Delivery		Tag	A-02	QR	
			Name & Link	<a href="#">Porch &amp; Den Arlinridge Faded Black Comforter &amp; Shams</a>		
Date Ordered	Expected Delivery		Tag	A-03	QR	
			Name & Link	<a href="#">Pillowflex King Pillow Insert</a>		
Date Ordered	Expected Delivery		Tag	A-04	QR	
			Name & Link	<a href="#">Latitude Run Charcoal Sheffield Pillow Cover</a>		
Date Ordered	Expected Delivery		Tag	A-05	QR	
			Name & Link	<a href="#">EvZ 20x20 Throw Pillow Insert</a>		
Date Ordered	Expected Delivery		Tag	A-06	QR	
			Name & Link	<a href="#">cb2 King Sheet Set</a>		
Date Ordered	Expected Delivery		Tag	A-07	QR	
			Name & Link	<a href="#">cb2 Down Pillow Insert, King</a>		
Date Ordered	Expected Delivery		Tag	CH-01	QR	
			Name & Link	<a href="#">ACME Quoba Leather Accent Chair</a>		



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### Industrial Style Loft Bedroom, Sample Small Scope Design File

Date Ordered	Expected Delivery		Tag	CU-01	QR	
			Name & Link	Custom Leather & Antique Mirrored Headboard		
Date Ordered	Expected Delivery		Tag	F-01	QR	
			Name & Link	<a href="#">Arhaus Andes Leather Bed, King</a>		
Date Ordered	Expected Delivery		Tag	F-02	QR	
			Name & Link	<a href="#">Sealy Posturepedic 15" Medium Euro Top King Mattress</a>		
Date Ordered	Expected Delivery		Tag	HD-01	QR	
			Name & Link	<a href="#">Everly Quinn Audrinah Adjustable Curtain Rod</a>		
Date Ordered	Expected Delivery		Tag	HD-02	QR	
			Name & Link	<a href="#">Symple Stuff Charley Metal Flat Curtain Rings</a>		
Date Ordered	Expected Delivery		Tag	LT-01	QR	
			Name & Link	<a href="#">Minka Aire Java Coal Ceiling Fan with Light</a>		
Date Ordered	Expected Delivery		Tag	LT-02	QR	
			Name & Link	<a href="#">Homary Glass Globe Pendant Light</a>		
Date Ordered	Expected Delivery		Tag	LT-03	QR	
			Name & Link	<a href="#">Mercana Debdou Gold Floor Lamp</a>		



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### Industrial Style Loft Bedroom, Sample Small Scope Design File

Date Ordered	Expected Delivery		Tag	PT-01	QR	
			Name & Link	<a href="#">Benjamin Moore Accent Wall Paint</a>		
Date Ordered	Expected Delivery		Tag	PT-02	QR	
			Name & Link	<a href="#">Custom Brick Base Color, 1of 3, Backdrop, Moonlight</a>		
Date Ordered	Expected Delivery		Tag	PT-03	QR	
			Name & Link	<a href="#">Custom Brick Base Color, Backdrop, No Curfew</a>		
Date Ordered	Expected Delivery		Tag	PT-04	QR	
			Name & Link	<a href="#">Custom Brick Base Color, 1of 3, Backdrop, Studio Hours</a>		
Date Ordered	Expected Delivery		Tag	R-01	QR	
			Name & Link	<a href="#">Alexander Home Vail Area Rug</a>		
Date Ordered	Expected Delivery		Tag	T-01	QR	
			Name & Link	<a href="#">West Elm Mitzi Open Nightstand</a>		
Date Ordered	Expected Delivery		Tag	T-02	QR	
			Name & Link	<a href="#">All Modern Taryn Solid Wood End Table</a>		
Date Ordered	Expected Delivery		Tag		QR	
			Name & Link			

Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Drapery at Windows	<b>Quantity</b>	4
		<b>Price</b>	\$129.00/panel (\$516.00 total)
<b>Item Description</b>	Cream Drapery Panel with Dark Blue Horizontal Lines		
<b>Dimensions</b>	50"W x 84"L		
<b>Material(s) &amp; Finish(es)</b>	Indigo		
<b>Order reference</b>	Brand: Ballard Designs	Series: Bowen	
	Model: n/a		
<b>Link</b>	<a href="#">Ballard Designs Bowen Drapery Panel</a>		
<b>Manufacturer / Supplier</b>	<b>Ballard Designs</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Ballard Designs		
	Phone: 800-536-7551 Email: see website for contact form		
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 100% cotton</li> <li>- Includes 10 drapery pins</li> </ul>		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Comforter & Shams at Bed	<b>Quantity</b>	1
		<b>Price</b>	\$158.10
<b>Item Description</b>	Faded Black Comforter and King Shams		
<b>Dimensions</b>	Comforter: 98"L x 112"W, Shams: 20"W x 36"L + 2" Flange		
<b>Material(s) &amp; Finish(es)</b>	Faded Black		
<b>Order reference</b>	Brand: Porch & Den	Series: Arlinridge	
	Model: n/a		
<b>Link</b>	<a href="#">Porch &amp; Den Arlinridge Faded Black Comforter &amp; Shams</a>		
<b>Manufacturer / Supplier</b>	Overstock		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Overstock		
	Phone: 1-800-843-2446		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- pre-washed microfiber, machine washable cover for easy care</li> <li>- ultra thick 400 GSM down alternative filled comforter</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Polyester Pillow Inserts at Bed (Decorative Pillowcases)	<b>Quantity</b>	1
		<b>Price</b>	\$34.00/ea (\$68.00 total)
<b>Item Description</b>	Premium Polyester King Size Pillow Insert		
<b>Dimensions</b>	20" x 36"		
<b>Material(s) &amp; Finish(es)</b>	n/a		
<b>Order reference</b>	Brand: Pillowflex	Series: n/a	
	Model: n/a		
<b>Link</b>	<a href="#">Pillowflex King Pillow Insert</a>		
<b>Manufacturer / Supplier</b>	Amazon		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Amazon		
	Phone: 888-280-4331 Email: see website for contact form		
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Hypoallergenic polyester that balances softness to firmness</li> <li>- Odorless, lint and dust free, no flame retardant chemicals</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-04</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Throw Pillow Cover at Bed	<b>Quantity</b>	1
		<b>Price</b>	\$61.99
<b>Item Description</b>	Dark Gray Leather Throw Pillow		
<b>Dimensions</b>	20"H x 20"W x 1"D		
<b>Material(s) &amp; Finish(es)</b>	Charcoal		
<b>Order reference</b>	Brand: Latitude Run	Series: Sheffield	
	Model: n/a		
<b>Link</b>	<a href="#">Latitude Run Charcoal Sheffield Pillow Cover</a>		
<b>Manufacturer / Supplier</b>	Wayfair		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Wayfair		
	Phone: +1 (800) 557-2520		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Cover only, insert not included</li> <li>- Leather front, microsuade back</li> <li>- Spot clean, lay flat to dry</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-05</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Throw Pillow Insert at Bed	<b>Quantity</b>	1
		<b>Price</b>	\$10.29
<b>Item Description</b>	Polyester Square Throw Pillow Insert		
<b>Dimensions</b>	20" x 20"		
<b>Material(s) &amp; Finish(es)</b>	n/a		
<b>Order reference</b>	Brand: EvZ	Series: n/a	
	Model: n/a		
<b>Link</b>	<a href="#">EvZ 20x20 Throw Pillow Insert</a>		
<b>Manufacturer / Supplier</b>	Amazon		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Amazon		
	Phone: 888-280-4331 Email: see website for contact form		
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Polyester fabric cover with 100% pure polyester fiber fill</li> <li>- Pillow insert is compressed during transportation, wait 24-48 hours for fullness</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-06</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Sheet Set at Bed	<b>Quantity</b>	1
		<b>Price</b>	\$169.00
<b>Item Description</b>	400 Thread Count Black King Sheet Set with 2 Shams		
<b>Dimensions</b>	Fitted Sheet: 78"W x 80"D x 15"H, Flat Sheet: 108"W x 102"D, Pillowcase: 36"W x 20"D		
<b>Material(s) &amp; Finish(es)</b>	Black		
<b>Order reference</b>	Brand: cb2	Series: n/a	
	Model: SKU: 612071		
<b>Link</b>	<a href="#">cb2 King Sheet Set</a>		
<b>Manufacturer / Supplier</b>	cb2		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: cb2		
	Phone: (510)-399-2206		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 400 thread count organic cotton percale</li> <li>- lightweight and breathable</li> <li>- 100% organic cotton, machine washable, tumble dry low</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>A-07</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Down Pillow Inserts at Bed (Sleeping Pillowcases)	<b>Quantity</b>	1
		<b>Price</b>	\$219.99
<b>Item Description</b>	Soft Down King Pillow Inserts		
<b>Dimensions</b>	36"W x 20"H		
<b>Material(s) &amp; Finish(es)</b>	Snow White Down		
<b>Order reference</b>	Brand: cb2	Series: n/a	
	Model: SKU: 499645		
<b>Link</b>	<a href="#">cb2 Down Pillow Insert, King</a>		
<b>Manufacturer / Supplier</b>	cb2		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: cb2		
	Phone: (510)-399-2206		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Filled with responsibly sourced snow white down</li> <li>- 100% cambric cotton cover, 230 thread count</li> <li>- Machine-wash cold, tumble dry</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>CH-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Reading Chair at Corner	<b>Quantity</b>	1
		<b>Price</b>	\$997.00
<b>Item Description</b>	Leather and Metal Accent Chair		
<b>Dimensions</b>	27"D x 38"W x 30"H		
<b>Material(s) &amp; Finish(es)</b>	Cocoa Leather		
<b>Order reference</b>	Brand: ACME Furniture	Series: Quoba	
	Model: AC-96674		
<b>Link</b>	<a href="#">ACME Quoba Leather Accent Chair</a>		
<b>Manufacturer / Supplier</b>	Amazon		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Amazon		
	Phone: 888-280-4331		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 55lbs</li> <li>- Padded seat and back</li> <li>- Loose back and seat cushion</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>CU-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Headboard at Accent Wall	<b>Quantity</b>	1
		<b>Price</b>	see budget for estimated material and fabrication cost
<b>Item Description</b>	Custom Leather & Antiqued Mirror Headboard		
<b>Dimensions</b>	7'-4"W x 2'-6"H		
<b>Material(s) &amp; Finish(es)</b>	Leather, Antiqued Mirror		
<b>Order reference</b>	Brand: n/a	Series: n/a	
	Model: n/a		
<b>Link</b>			
<b>Manufacturer / Supplier</b>	n/a		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: n/a Phone: n/a Email: n/a		
<b>Notes</b>	<p>- To be fabricated by contractor/woodsmith of choice</p> <p>- See shop drawing at end of this Design File for details</p>		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>F-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Bedframe at King Bed	<b>Quantity</b>	1
		<b>Price</b>	\$4,100.00
<b>Item Description</b>	Leather Bed with Headboard and Footer		
<b>Dimensions</b>	86"W x 52"H x 94"D		
<b>Material(s) &amp; Finish(es)</b>	Logan Whiskey Leather		
<b>Order reference</b>	Brand: Arhaus	Series: Andes	
	Model: n/a		
<b>Link</b>	<a href="#">Arhaus Andes Leather Bed, King</a>		
<b>Manufacturer / Supplier</b>	<b>Arhaus</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Arhaus		
	Phone: +1 (800) 557-2520 Email: see website for contact form		
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Craftsman-built in American using directional hardwood laminate certified by the SFI.</li> <li>- Lightly tapered legs are removable</li> <li>- Bedframe includes space to accommodate variances in mattress sizes and allow bedding to be tucked in to frame</li> <li>- King bed features a frame cavity of 78.75"W x 82.75"D x 4"H</li> <li>- Footboard is 16" high</li> </ul>		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>F-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Mattress at Bed	<b>Quantity</b>	1
		<b>Price</b>	\$1799.99
<b>Item Description</b>	15" King Size Mattress with Euro Top		
<b>Dimensions</b>	76"W x 80"L		
<b>Material(s) &amp; Finish(es)</b>	n/a		
<b>Order reference</b>	Brand: Sealy	Series: Posturepedic Silver Pine	
	Model: 138704P		
<b>Link</b>	<a href="#">Sealy Posturepedic 15" Medium Euro Top King Mattress</a>		
<b>Manufacturer / Supplier</b>	<b>Mattress Firm</b>		
<b>Address</b>	255 E Basse Rd Suite 1520, San Antonio, TX 78209		
<b>Contact details</b>	Name: Mattress Firm		
	Phone: 210-826-6553		
Email: n/a			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 120 night sleep trial - if it's not perfect, send it back, no questions asked</li> <li>- 120 day price match guarantee</li> <li>- Motion-reducing encased coils and targeted memory foam support</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>HD-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Drapery Rod at Windows	<b>Quantity</b>	2
		<b>Price</b>	\$78.99/ea (\$157.98)
<b>Item Description</b>	Adjustable 1" Single Curtain Rod		
<b>Dimensions</b>	1.5"H x 84"W x 1.5"D, 1" dia		
<b>Material(s) &amp; Finish(es)</b>	Black		
<b>Order reference</b>	Brand: Everly Quinn	Series: Audrinah	
	Model: n/a		
<b>Link</b>	<a href="#">Everly Quinn Audrinah Adjustable Curtain Rod</a>		
<b>Manufacturer / Supplier</b>	Wayfair		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Wayfair		
	Phone: +1 (800) 557-2520		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Minimum rod/bar width - 48", Maximum rod/bar width - 84"</li> <li>- Stainless steel construction</li> <li>- Includes mounting brackets</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>HD-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Drapery Rings on Drapery Rods	<b>Quantity</b>	2
		<b>Price</b>	\$12.99/ea (\$25.98 total)
<b>Item Description</b>	Flat Metal Curtain Rings (Set of 10)		
<b>Dimensions</b>	2"H x 2"W x 2"D		
<b>Material(s) &amp; Finish(es)</b>	Black		
<b>Order reference</b>	Brand: Symple Stuff	Series: Charley	
	Model: n/a		
<b>Link</b>	<a href="#">Symple Stuff Charley Metal Flat Curtain Rings</a>		
<b>Manufacturer / Supplier</b>	Wayfair		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Wayfair		
	Phone: +1 (800) 557-2520 Email: see website for contact form		
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Plastic inserts guarantee drapery will slide along rod, extending the life of your hardware</li> <li>- 10 rings per package</li> <li>- Recommended rod diameter is 1" -1.125"</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>LT-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Ceiling Fan at Center of Room	<b>Quantity</b>	1
		<b>Price</b>	\$394.95
<b>Item Description</b>	54" LED Indoor/Outdoor Coal Ceiling Fan with Remote Control		
<b>Dimensions</b>	14.75 in. Height Top to Bottom (with 6 in. Downrod) / 54 in. Blade Sweep / 14 Degrees Blade Pitch		
<b>Material(s) &amp; Finish(es)</b>	Coal		
<b>Order reference</b>	Brand: Minka Aire	Series: Java	
	Model: F753L-CL		
<b>Link</b>	<a href="#">Minka Aire Java Coal Ceiling Fan with Light</a>		
<b>Manufacturer / Supplier</b>	Amazon		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Amazon		
	Phone: 888-280-4331		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 54" blade sweep, circulates 3 blades with seamless fluidity</li> <li>- 6" downrod, handheld remote control, integrated LED downlight</li> <li>- 3 speed and light dimming control</li> <li>- Reverse capable</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>LT-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Pendant Lights at Bed	<b>Quantity</b>	2
		<b>Price</b>	\$179.00/ea (\$358 total)
<b>Item Description</b>	Modern Pendant Glass Globe 2-Light U-Shaped Fixture in Gold		
<b>Dimensions</b>	65.4"L (at longest point) x 9.8"W		
<b>Material(s) &amp; Finish(es)</b>	Gold		
<b>Order reference</b>	Brand: Homary	Series: n/a	
	Model: 56474664914		
<b>Link</b>	<a href="#">Homary Glass Globe Pendant Light</a>		
<b>Manufacturer / Supplier</b>	<b>Homary</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Homary		
	Phone: 888-603-9888		
Email: service@homary.com			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 2 lights, G9 base, bulbs included</li> <li>- U-shaped hanging metal bracket</li> <li>- Hardwired, not dimmable</li> <li>- 1 year limited warranty</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>LT-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Floor Lamp at Reading Chair	<b>Quantity</b>	1
		<b>Price</b>	\$249.00
<b>Item Description</b>	Gold 61" Floor Lamp		
<b>Dimensions</b>	61"H x 22"W x 13.22"D		
<b>Material(s) &amp; Finish(es)</b>	Gold		
<b>Order reference</b>	Brand: Mercana	Series: Debdou	
	Model: BC# 2369695		
<b>Link</b>	<a href="#">Mercana Debdou Gold Floor Lamp</a>		
<b>Manufacturer / Supplier</b>	<b>Bellacor</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Bellacor		
	Phone: 877-723-5522		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 3-legged bask with sleek, telescopic beam that can be adjusted in height from 51" to 75"</li> <li>- Uses one 60W, E12 chandelier bulb (included)</li> <li>- 120V</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Accent Paint at Headboard	<b>Quantity</b>	1
		<b>Price</b>	\$76.99/gal
<b>Item Description</b>	Light Blue Interior Wall Paint		
<b>Dimensions</b>	n/a		
<b>Material(s) &amp; Finish(es)</b>	Eggshell		
<b>Order reference</b>	Brand: Benjamin Moore	Series: Regal Select Waterborne	
	Model: 1647		
<b>Link</b>	<a href="#">Benjamin Moore Accent Wall Paint</a>		
<b>Manufacturer / Supplier</b>	<b>San Antonio Paints</b>		
<b>Address</b>	1903 N Loop 1604 E STE G 3105, San Antonio, TX 78232		
<b>Contact details</b>	Name: San Antonio Paints		
	Phone: 210-281-5121		
Email: n/a			
<b>Notes</b>	- Light blue with hints of silver		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Brick Paint & Ceiling	<b>Quantity</b>	2
		<b>Price</b>	\$75.00/gal (\$150.00 total)
<b>Item Description</b>	Custom Brick Base Color, 1of 3 Tri-color selections for brick. Ceiling Paint		
<b>Dimensions</b>	n/a		
<b>Material(s) &amp; Finish(es)</b>	Interior Standard		
<b>Order reference</b>	Brand: Back Drop	Series: Warm Off-White	
	Model: n/a		
<b>Link</b>	<a href="#">Custom Brick Base Color, 1of 3, Backdrop, Moonlight</a>		
<b>Manufacturer / Supplier</b>	<b>Back Drop</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Back Drop		
	Phone: NA		
Email: hello@backdrophome.com			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 1 gallon = approximately 400 SFT Coverage,</li> <li>- Use sparingly and apply with sponge or round brush to random bricks.</li> <li>- Use image as guide for color application.</li> <li>- Let paint dry for 10-15min and dab with damp rag to create weathered look.</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-03</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Brick Paint	<b>Quantity</b>	1
		<b>Price</b>	\$75.00/gal
<b>Item Description</b>	Custom Brick Base Color, 1of 3 Tri-color selections for brick.		
<b>Dimensions</b>	n/a		
<b>Material(s) &amp; Finish(es)</b>	Semi-Gloss		
<b>Order reference</b>	Brand: Back Drop	Series: Dark Gray	
	Model: n/a		
<b>Link</b>	<a href="#">Custom Brick Base Color, Backdrop, No Curfew</a>		
<b>Manufacturer / Supplier</b>	<b>Back Drop</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Back Drop		
	Phone: NA Email: hello@backdrophome.com		
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 1 gallon = approximately 400 SFT Coverage,</li> <li>- Use sparingly and apply with sponge or round brush to random bricks.</li> <li>- Use image as guide for color application.</li> <li>- Let paint dry for 10-15min and dab with damp rag to create weathered look.</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>PT-04</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Brick Paint	<b>Quantity</b>	1
		<b>Price</b>	\$75.00/gal
<b>Item Description</b>	Custom Brick Base Color, 1of 3 Tri-color selections for brick.		
<b>Dimensions</b>	n/a		
<b>Material(s) &amp; Finish(es)</b>	Semi-Gloss		
<b>Order reference</b>	Brand: Back Drop	Series: Warm Taupe	
	Model: n/a		
<b>Link</b>	<a href="#">Custom Brick Base Color, 1of 3 Backdrop, Studio Hours</a>		
<b>Manufacturer / Supplier</b>	<b>Back Drop</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Back Drop		
	Phone: NA		
Email: hello@backdrophome.com			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- 1 gallon = approximately 400 SFT Coverage,</li> <li>- Use sparingly and apply with sponge or round brush to random bricks.</li> <li>- Use image as guide for color application.</li> <li>- Let paint dry for 10-15min and dab with damp rag to create weathered look.</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>R-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Area Rug under Bed	<b>Quantity</b>	1
		<b>Price</b>	\$713.00
<b>Item Description</b>	Blue and White Geometric Area Rug		
<b>Dimensions</b>	9'-6" x 13'		
<b>Material(s) &amp; Finish(es)</b>	Blue/White		
<b>Order reference</b>	Brand: Alexander Home	Series: Vail-	
	Model: n/a		
<b>Link</b>	<a href="#">Alexander Home Vail Area Rug</a>		
<b>Manufacturer / Supplier</b>	<b>Overstock</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Overstock		
	Phone: 800-843-2446		
Email: see website for contact form			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- White polypropylene pile is patterned with a blue geometric design for striking contrast.</li> <li>- Mid-century modern style</li> <li>- Machine-made, indoor only</li> <li>- 0.5" pile height</li> </ul>		

**Image**



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Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>T-01</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	Nightstands at Bed	<b>Quantity</b>	2
		<b>Price</b>	\$129.00/ea (\$258 total)
<b>Item Description</b>	Open Wood Nightstand		
<b>Dimensions</b>	Overall: 16" dia x 24"H, Shelf Space: 13" dia x 15"H, Clearance Underneath: 6.75"		
<b>Material(s) &amp; Finish(es)</b>	Obsidian		
<b>Order reference</b>	Brand: West Elm	Series: Mitzi	
	Model: n/a		
<b>Link</b>	<a href="#">West Elm Mitzi Open Nightstand</a>		
<b>Manufacturer / Supplier</b>	<b>Back Drop</b>		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: West Elm		
	Phone: 888-922-4119		
Email: customerservice@westelm.com			
<b>Notes</b>	<ul style="list-style-type: none"> <li>- Mild steel frame and legs</li> <li>- Shelf &amp; top are mild steel with engineered wood backing, powder-coat finish</li> <li>- One open shelf</li> </ul>		

**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

Industrial Style Loft, Bedroom, Sample Small Scope Design File  
**PRODUCT SPECIFICATION**

<b>Tag</b>	<b>T-02</b>	<b>Revision No &amp; Date</b>	
<b>Location</b>	End Table at Reading Chair	<b>Quantity</b>	1
		<b>Price</b>	\$230.00
<b>Item Description</b>	Wood & Metal End Table		
<b>Dimensions</b>	21.25"H x 17.5"W x 17.5"D		
<b>Material(s) &amp; Finish(es)</b>	Semi-Gloss		
<b>Order reference</b>	Brand: All Modern	Series: Taryn	
	Model: SKU: A000575070		
<b>Link</b>	<a href="#">All Modern Taryn Solid Wood End Table</a>		
<b>Manufacturer / Supplier</b>	All Modern		
<b>Address</b>	n/a		
<b>Contact details</b>	Name: Back Drop		
	Phone: 844-853-0016 Email: see website for contact form		
<b>Notes</b>	- Top made of solid mango wood, base made of metal  - 22.5lbs		

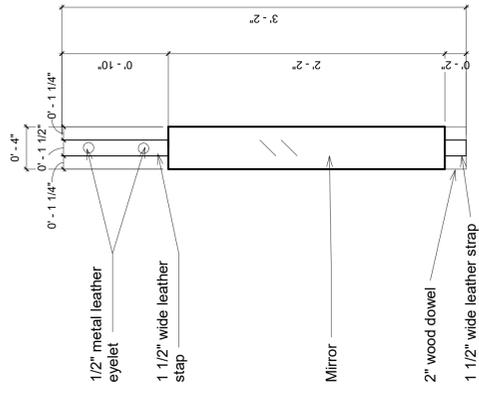
**Image**



\*All quantities to be verified by manufacturer according to drawings, and referenced against overall design files.

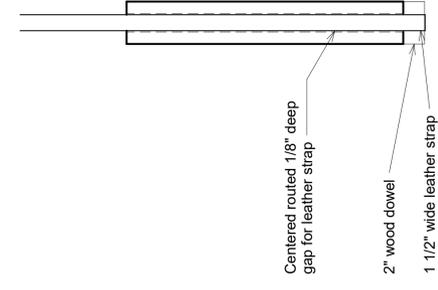


Hanging Detail - 4" mirrored side pieces



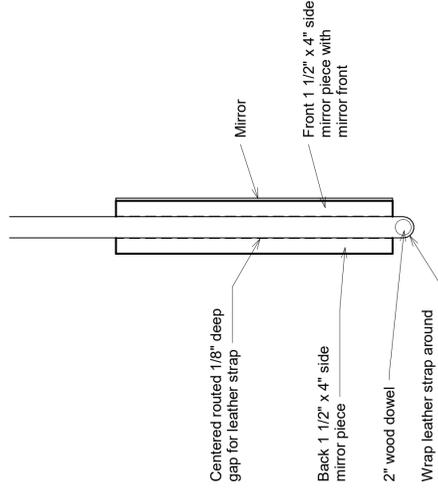
Front View

Finished side piece to main mirror.



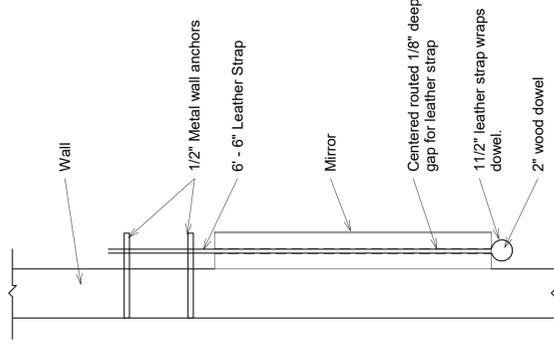
Front section view

Each side piece consists of two (front and back) 1 1/2" x 4" x 2" - 2" wood pieces with a centered 1/8" deep cavity for leather strap.



Side Detail View

Wooden dowel inserted through leather strap at the bottom of side wood pieces.



Side Mounted View

Affix back 1 1/2" x 4" piece to front 1 1/2" x 4" piece with construction adhesive and secure with brass nailer 2" nails. This construction adhesive is used to secure the side pieces to the main mirror with wooden dowels.

① Detail  
1 1/2" = 1'-0"